

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: David M. Abramson, Planner III

SUBJECT: Site Plan Application: SP 2-1-06/04-256/Eastern Financial Florida Credit Union/Generally located on the northeast side of Stirling Road and University Drive.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SP 2-1-06/04-256/Eastern Financial Florida Credit Union

REPORT IN BRIEF:

The subject site is 4.24 acres (184,710 sq. ft.) in size and is located on the northeast side of Stirling Road and University Drive. The subject site is currently vacant and is zoned CC, Commerce Center District with an underlying land use of Commerce Office. To the east is Exotic Acres single-family homes and a plant nursery zoned A-1, Agricultural District and R-1, Estate District, to the south is Silverado single-family homes and a vacant lot zoned RM-5, Low Medium Density Dwelling and a B-3, Planned Business Center District. To the west is University Creek Shops zoned B-2, Community Business District.

The petitioner's site design meets the intent of the CC, Commerce Center District. The subject site is designed for pedestrian movement on and throughout the property with crosswalks and sidewalk from University Drive. The site also proposes landscape buffers around the perimeter with a shared 7.64-acre drainage lake with Lakeside Town Shops. The dumpster enclosure is proposed in the northern portion of the property.

The proposed one-story financial institution mirrors Lakeside Town Shops architectural design. The building distinguishes itself by exterior walls painted with earth tone colors (Home Sweet Home on the base/field, Butternut Squash on the tower and accent areas, and Barbados Sand on trims, fascia, and brackets). Additionally, at the base of all exterior walls is stone veneer that matches the Lakeside Town Shops. Located on the southwest corner of the building, an octagon tower with classic copper standing seam metal roof acts as the entry feature. Lastly, rectangular gray laminated glass doors and windows are located proportionately apart from one another.

Proposed vehicular access into the subject site is via two (2) openings from University Drive. The first opening is located at the southwest corner, while the second opening is located at the northwest corner (entrance only). After vehicular traffic enters into the parking area, it may maneuver thru two-way parking aisles along the western and southern sides of the proposed building. A drive-thru is proposed along the eastern side (internal to the subject site) of building with three (3) teller lanes and one (1) 10' by-pass lane.

The petitioner proposes (18) standard parking spaces and (2) handicapped spaces for a total of (20) spaces on the subject site, (5) more than is required by the Land Development Code. Additionally, the petitioner has proposed concrete curbs with wheel stops for all the parking stalls.

The subject site is located at a commercial node, the intersection of University Drive and Stirling Road. The proposed financial center is compatible with the Lakeside Town Shops to the north and existing retail plazas across University Drive. The proposed financial institution presents an architectural style of stone and other natural materials consistent with the Town's image of valuing natural areas and elements. The structures are compatible with the surrounding commercial structures in terms of mass, scale, and architectural style.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the January 23, 2007 Site Plan Committee Meeting, Ms. Aitken made a motion, seconded by Vice-Chair Evans, to approve subject to the staff report and the staff's recommendation number one and the following conditions: 1) that the awning colors are maintained as shown; 2) that the applicant substitute the "High Rise Live Oaks" with Live Oaks and substitute the Madagascar Olives with Cassia Surattensis; 3) that the parking and main drive isles maintain a minimum lighting of three-foot candles and other areas may exceed three-foot candles; and 4) minimize the size of the air conditioning screens and revisit the location of units. **(Motion carried 4-0, Mr. Engel was absent)**

FISCAL IMPACT: n/a

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Provide decorative pathways (i.e. pavers) at all internal sidewalks and crossings.
2. Match the existing canvas awning colors (Black and Terracotta) of Lakeside Town Shops.
3. Provide an average maintained illumination on three (3) foot-candles at all pavement areas.
4. Provide a minimum dimension of 5' from top-of-roof to top-of-parapet and/or screen wall for all roof placed mechanical equipment.

Attachment(s): Planning Report, Site Plan

Exhibit "A"**Application:** SP 2-1-06/04-256/Eastern Financial Florida Credit Union**Original Report Date:** 1/16/07**Revision(s):** 2/2/07

TOWN OF DAVIE**Development Services Department****Planning & Zoning Division***Staff Report and Recommendation*

Applicant Information**Owner:****Name:** Eastern Financial Credit Union**Address:** 3700 Lakeside Drive**City:** Miramar, Florida 33027**Phone:** (954) 704-5287**Petitioner:****Name:** Reynolds, Smith and Hills, Inc.**Address:** 10748 Deerwood Park Boulevard South**City:** Jacksonville, Florida 32256**Phone:** (904) 256-2129

Background Information

Application Request: The petitioner requests site plan approval for a one-story financial institution.

Address: (Folio #) 504133260010

Location: Generally located on the northeast side of Stirling Road and University Drive.

Future Land

Use Plan Map: Commerce Office

Zoning: CC, Commerce Center District

Existing Use(s): Vacant Parcel

Parcel Size: 4.24 acres (184,710 sq. ft.)

Proposed Use(s): One-story financial institution consisting of 3,931 sq. ft.

Proposed Density: n/a

Surrounding Uses:

North: Nursery

South: Vacant Commercial Land/CBWCD/
Silverado Homes

East: Exotic Acres/Landscape Nursery
with Single Family Homes

Surrounding Land**Use Plan Map Designations:**

Commerce/Office

Commercial

Residential (5 DU/AC)

Residential (1 DU/AC),

Residential (10 DU/AC)

West: University Creek Shops/Gas Station Commercial

Surrounding Zoning:

North: CC, Commerce Center District
South: B-3, Planned Business Center District/RM-5, Low Medium Density Dwelling District/CF, Community Facilities District
East: A-1, Agricultural District/R-1, Estate Dwelling District
West: B-2, Community Business District

Zoning History

Related Zoning History:

Rezoning Application (ZB 12-1-03), On June 16, 2004, Town Council approved the rezoning request for the Wolf Family Plat, from CC, Commerce Center District to UC, Urban Commercial District subject to the recordation of a Declaration of Restrictive Covenant to restrict the subject property from the following uses: catering establishments, dance hall/club, game room/arcade, golf course, hotel/motel, mobile home sales, mortuary, motor fuel pumps, motorcycle shop, pawnshop, private clubs, massage parlor, adult bookstore, pinball or electronic game room, an establishment that permits nude or partially nude entertainment, or so called “head shop”.

Previous Requests on same property:

Plat Application, Meeks Farms Plat, was approved by the Broward County Commission on January 17, 1995 for 27,810 square feet of office use under the *de minimis* exception to traffic concurrency, with a requirement that a building permit be issued by January 17, 1998. On March 18, 1997, the County Commission approved a delegation request amending the note on the plat to permit 125,000 square feet of office use, with the requirement that a building permit be issued by March 18, 2002. No building permit has been issued and the County’s finding of adequacy expired on March 18, 2002.

Plat Application, On March 16, 1999, Town Council approved Wolf Family Plat (Plat Book 171, Page 85) through Resolution R 99-91 that allows for 90,000 square feet of commercial use, 387,000 square feet of office use, 100,000 square feet of warehouse/storage use and a 185 room hotel. This plat was approved by the Broward County Board of County Commissioners on November 7, 2000.

Land Use Plan Amendment Application (LA 00-01A), May 3, 2000, Town Council denied to change the land use of the subject site from Commerce/Office to Commercial

Delegation Request (DG 12-2-03), On May 19, 2004, Town Council approved the delegation request to amend the restrictive note on the “Wolf Family Plat.” From: “This plat is restricted to 90,000 square feet of commercial use, 387,000 square feet of office use, 100,000 square feet of warehouse/storage use and a 185 room hotel. Commercial uses shall be restricted to restaurants, retail establishments, and personal service and shall not consume more than 20 percent of the gross floor area on this plat. Commercial/retail uses are not permitted within the warehouse/storage and/or office use without the approval of the Board of County Commissioners who shall review and address these uses for increase impacts.” To: “This plat is restricted to 275,000 square feet of commercial use.”

Master Site Plan (MSP 2-1-04), On June 22, 2004, Town Council approved Lakeside Townships master site plan for 272,375 square feet of retail use.

Developers Agreement (DA 3-1-04), On May 19, 2004, Town Council approved the developers agreement for the findings of adequacy for Meeks Farms Plat, and amending the restrictive note on the plat From “This plat is restricted to 125,000 square feet of office use. Commercial/retail uses are not

permitted without the approval of the Board of County Commissioners who shall review and address these uses for increases impact.” To “This plat is restricted to 7,000 square feet of bank use.”

Delegation Request (DG 3-1-04), On June 16, 2004, Town Council approved the delegation requesting to amend the non-vehicular access line (NVAL) along Stirling Road to allow a 100-foot opening rather than the 50-foot opening recorded on the Wolf Family Plat.

Land Use Plan Amendment Application (LA 3-10), On July 7, 2004, Town Council approved this Ordinance 2004-21 to adopt Land Use Amendment LA 3-10 to change the land use of the subject site from Commerce/Office to Commercial.

Site Plan (SP 11-2-04), On July 20, 2005, Town Council approved Wachovia’s site plan at Lakeside Townships for a new one-story financial institution.

Site Plan (SP 4-9-05), On December 7, 2005, Town Council approved Steak and Shake’s site plan at Lakeside Townships for a new one-story restaurant.

Delegation Request (DG 9-1-04), On December 7, 2005, Town Council approved an amendment to the plat restriction note, From: this plat is restricted to 275,000 square feet of commercial use. Bank uses are not permitted without approval of the Broward County Commissioners who shall review and address their uses for increased impacts. To: this plat is restricted to 279,800 square feet of commercial use and 6,200 square feet of bank use.

Site Plan Modification (SPM 3-8-05), Planning and Zoning Staff approved this administrative site plan modification at Lakeside Townships.

Site Plan (SP 7-11-05), On February 15, 2006, Town Council approved Panda Express at Lakeside Townships for a new one-story restaurant.

Site Plan Modification (SPM 12-9-05), On July 5, 2006, Town Council approved SPM 12-9-05, Lakeside Townships Building I, site plan modification.

Delegation Request (DG 3-2-04), On August 16, 2006, Town Council approved an amendment to the Meeks Farm Plat vacating multiple easements.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(3)), the CC, Commerce Center District is intended to implement the commerce/office classification of the Town of Davie Comprehensive Plan by providing for development of office, research, business and light industrial complexes at suitable locations throughout the town. A commerce center development may serve as a major source of employment and will complement the appearance and welfare of the town. This district contains regulations designed to promote flexibility in planning and design.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards for CC, Commerce Center District, minimum lot area 2 acres., minimum lot frontage 165’, maximum height is 45’, maximum building ratio is 40%, and minimum open space requirement is 30%.

Land Development Code (Section 12-208 (A)(22)), requirements for off-street parking, for retail stores, personal service shops, equipment shops, gift and card shops requires one (1) space for every 250 square

feet of gross floor area, and for the office, business, professional, governmental, and financial institutions requires one (1) space for every 300 square feet of gross floor area.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code (Section 12-107), site landscaping requirements for commercial and industrial districts over twenty thousand square feet.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 10. This Planning Area is generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. Pine Island Road, a major north/south arterial, on the western limits of this planning area provides through access from Griffin Road to Stirling Road. Commercial development of retail centers and office buildings line the University Drive corridor. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half. Commercial development also exists along Griffin Road within this planning area. Several small-scale single-family residential communities, two trailer parks totaling approximately 30 acres in area, and an 8-acre industrial park are located within this planning area, together with six parcels zoned for community facilities uses. These include, but are not limited to, a regional library, multiple church uses varying scales, a Girl Scout campground facility, and a private school.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Objective 4: Pursuant to the adopted Davie Future Land Use Plan Map, land uses, intensities and densities shall be distributed and concentrated in such a manner so as to promote an economically sound community and discourage urban sprawl.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Element, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

12. *Site:* The subject site is 4.24 acres (184,710 sq. ft.) in size and is located on the northeast side of Stirling Road and University Drive. The subject site is currently vacant and is zoned CC, Commerce Center District with an underlying land use of Commerce Office. To the east is Exotic Acres single-family homes and a plant nursery zoned A-1, Agricultural District and R-1, Estate District, to the south is Silverado single-family homes and a vacant lot zoned RM-5, Low Medium Density Dwelling and a B-3, Planned Business Center District. To the west is University Creek Shops zoned B-2, Community Business District.

The petitioner's site design meets the intent of the CC, Commerce Center District. The subject site is designed for pedestrian movement on and throughout the property with crosswalks and sidewalk from University Drive. The site also proposes landscape buffers around the perimeter with a shared 7.64-acre drainage lake with Lakeside Town Shops. The dumpster enclosure is proposed in the northern portion of the property.

13. *Architecture:* The proposed one-story financial institution mirrors Lakeside Town Shops architectural design. The building distinguishes itself by exterior walls painted with earth tone colors (Home Sweet Home on the base/field, Butternut Squash on the tower and accent areas, and Barbados Sand on trims, fascia, and brackets). Additionally, at the base of all exterior walls is stone veneer that matches the Lakeside Town Shops. Located on the southwest corner of the building, an octagon tower with classic copper standing seam metal roof acts as the entry feature. Lastly, rectangular gray laminated glass doors and windows are located proportionately apart from one another.

14. *Access and Parking:* Proposed vehicular access into the subject site is via two (2) openings from University Drive. The first opening is located at the southwest corner, while the second opening is located at the northwest corner (entrance only). After vehicular traffic enters into the parking area, it may maneuver thru two-way parking aisles along the western and southern sides of the proposed building. A drive-thru is proposed along the eastern side (internal to the subject site) of building with three (3) teller lanes and one (1) 10' by-pass lane.

The petitioner proposes (18) standard parking spaces and (2) handicapped spaces for a total of (20) spaces on the subject site, (5) more than is required by the Land Development Code. Additionally, the petitioner has proposed concrete curbs with wheel stops for all the parking stalls.

15. *Lighting:* The petitioner's lighting plan design meets Land Development Code requirements with an average maintained illumination of not less than one (1) foot-candle in the pavement areas, and not less one-half (.5) foot-candle of light measured at grade level.

16. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.

17. *Landscaping:* The petitioner's landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, as per § 12-107 (D), commercial use. The plan illustrates plant material along the perimeter of the site including Madagascar Olive, Red Tip, Geiger Trees, Royal Palms, Florida Gamma Grass, and Cabbage Palms. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle shall be a maximum of thirty-six (36) inches in height. Furthermore, the dumpster area is screened with thirty-six (36) inch high wall.

18. *Drainage:* The petitioner's proposes drainage around the perimeter of the subject site in flowage and drainage easements. Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
19. *Trails:* The Wolf Lake Park Trail – Equestrian Trail is directly located along of Southwest 76th Avenue. This trail ties into the existing sidewalks on Stirling Road. Roberts – Driftwood Park Trail is located along Stirling Road and University Drive adjacent to the subject site. These recreational trails will accommodate leisure activities to and from the subject site. In addition, the recreational trail will also allow pedestrians to access numerous Davie parks and other trails.
20. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in accordance with this site plan application.
21. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this site plan application.
22. *Compatibility:* The subject site is located at a commercial node, the intersection of University Drive and Stirling Road. The proposed financial center is compatible with the Lakeside Town Shops to the north and existing retail plazas across University Drive. The proposed financial institution presents an architectural style of stone and other natural materials consistent with the Town's image of valuing natural areas and elements. The structures are compatible with the surrounding commercial structures in terms of mass, scale, and architectural style.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. This development application requires Central Broward Water Control District (CBWCD) approval prior to a scheduled Town Council Meeting. The petitioner may proceed with this application provided that a letter of acknowledgement, indicating the petitioner and owner have been informed by staff that this item may be tabled by Town of Davie Council without the proper CBWCD approval. *(This comment has not been address)*
2. As per § 12-33 (L) (1) (a), provide the cubic yards of materials, including sand, gravel, rock or topsoil, to be removed not required for grading the premise. *(This comment has not been address)*
3. Remove actual detail signage from all plans, only provide the location of the areas with a hidden line on the elevations and monument structure.

Engineering Division:

8. Final engineering plans must be submitted to Engineering Division for final engineering process after site plan is approved by Town Council.

Staff Analysis

The submitted site plan is zoned CC, Commerce Center and is designated Commercial on the Town of Davie Future Land Use Plan Map. A financial institution is permitted in both this zoning district and land use category. The site and architecture design of the financial institution reflects both the Town's character and the parent parcel, Lakeside Townships.

Staff Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the CC, Commerce Center District regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following condition shall be met prior to final site plan approval:

1. Provide decorative pathways (i.e. pavers) at all internal sidewalks and crossings.
 2. Match the existing canvas awning colors (Black and Terracotta) of Lakeside Town Shops.
 3. Provide an average maintained illumination on three (3) foot-candles at all pavement areas.
 4. Provide a minimum dimension of 5' from top-of-roof to top-of-parapet and/or screen wall for all roof placed mechanical equipment.
-

Site Plan Committee Recommendation

At the January 23, 2007 Site Plan Committee Meeting, Ms. Aitken made a motion, seconded by Vice-Chair Evans, to approve subject to the staff report and the staff's recommendation number one and the following conditions: 1) that the awning colors are maintained as shown; 2) that the applicant substitute the "High Rise Live Oaks" with Live Oaks and substitute the Madagascar Olives with Cassia Surattensis; 3) that the parking and main drive isles maintain a minimum lighting of three-foot candles and other areas may exceed three-foot candles; and 4) minimize the size of the air conditioning screens and revisit the location of units. **(Motion carried 4-0, Mr. Engel was absent)**

Town Council Action

Exhibits

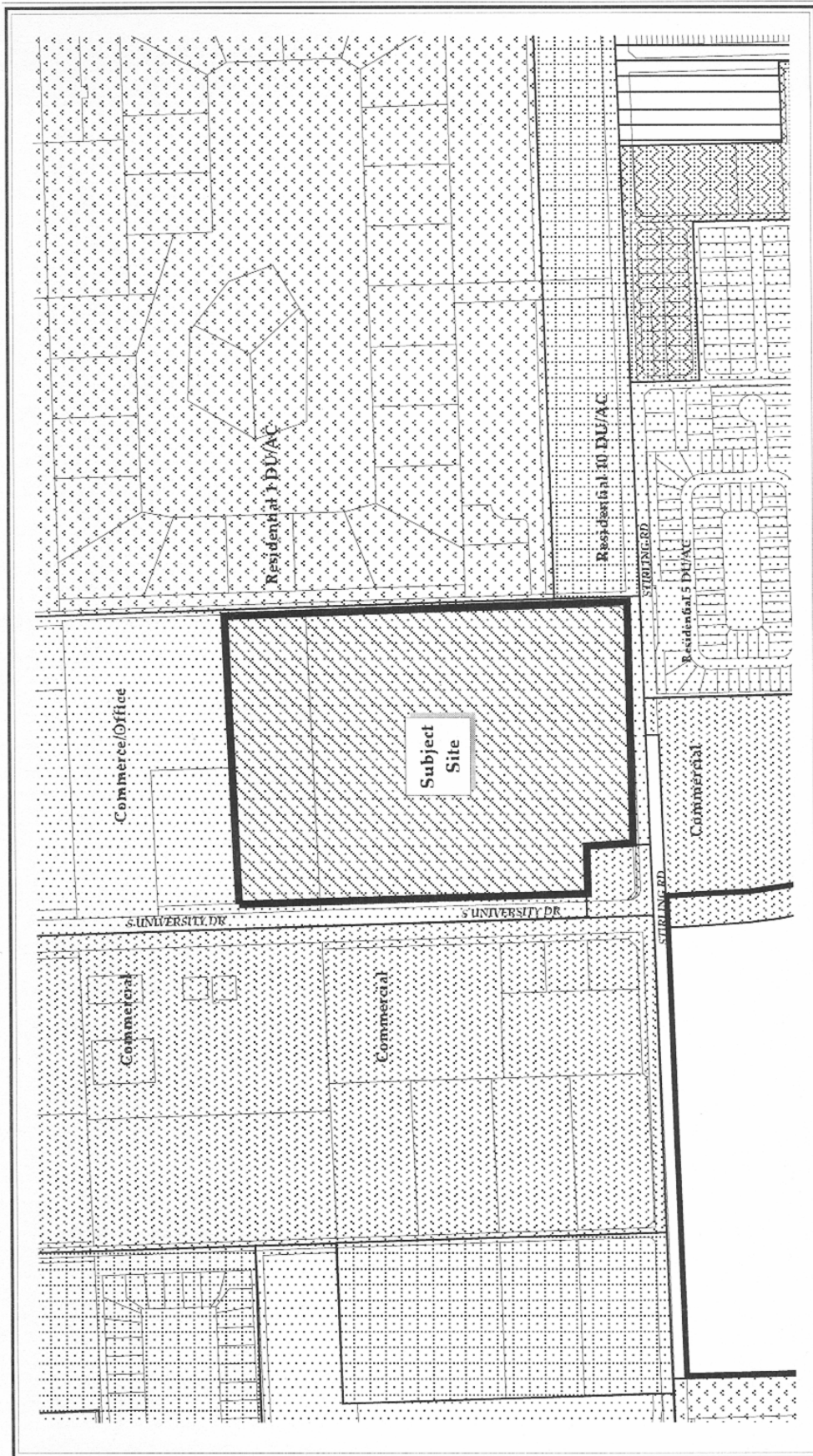
1. Future Land Use Plan Map
 2. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

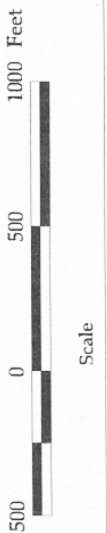
Reviewed by: _____

File Location: P&Z\David Abramson\Applications\SP_Site Plan\SP_06\SP 2-1-06 EFFCU Lakeside Townships

Exhibit 1 (Future Land Use Map)



The Town of Davie
Development Service Department
Planning & Zoning Division



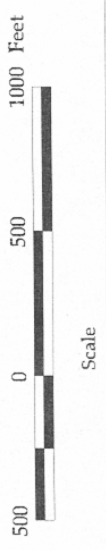
Site Plan Application
SP 7-11-05 / Panda Express
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 12/15/05

Exhibit 2 (*Aerial, Zoning, and Subject Site Map*)



The Town of Davie
Development Service Department
Planning & Zoning Division



Site Plan Application
SP 7-11-05 / Panda Express
Aerial, Zoning, and Subject Site Map

Prepared By: D.M.A.
Date Prepared: 12/15/05